

**ZONING BOARD OF APPEALS
AND PUBLIC HEARING MINUTES**

June 10, 2014
Council Chambers

Chairman Bosanac called the meeting to order at 7:06 p.m.

1. Call to Order.

Chairman Bosanac called the meeting to order and advised appellants that the Zoning Board of Appeals is a nine member board and tonight there are eight members present. The board consists of seven citizens at large, one council person and a representative from the Monroe Citizens Planning Commission. If an appellant would like to wait until there is a full complement of the board, the hearing can be postponed until the next scheduled meeting of the Board.

Appellant wished to proceed.

2. Roll Call:

Chairman Bosanac
Vice Chairman Kipf
Commissioner May
Commissioner O'Dell
Commissioner Iott
Commissioner Dickerson
Commissioner Miller
Commissioner McGhee

Absent: Councilman Hensley

Guests: Aaron Sheen, Neil Jeakle

Staff: Jeffrey Green, AICP, City Planner
Denise Palmer, Department Aide

3. Pledge of Allegiance

Chairman Bosanac led the pledge.

4. Minutes & Agenda

A motion was made by Commissioner Miller and seconded by Commissioner Iott to approve tonight's Agenda and Minutes from the May 20, 2014 meeting.

Motion carried unanimously. (8- 0 / Hensley Absent)

5. New Business

Case #ZBA 14-006– 445 N. Telegraph Road. – Assessor's Parcel #69-00659-056.

Owner: Yum Brands
Applicant: Jim Bond / National Illumination

The applicant is seeking a variance to install a wall sign that exceeds the allowable sign area and four (4) additional wall signs.

Staff Report

The staff analysis was read into the record by Ms. Palmer.

Applicant Comments

Neil Jeakle spoke on behalf of National Illumination and Sign. Mr. Jeakle discussed the signage that is being proposed for the Taco Bell at 445 N. Telegraph Road. Signage will be part of the updates made to the Building and Site...

Public Hearing

Chairman Bosanac opened the public hearing.

With no one wishing to speak, Chairman Bosanac closed the public hearing.

Board Discussion

Commissioner Iott asked if the proposed signage is the same as the Taco Bell on Nadeau Road?

Mr. Jeakle stated that it was.

Commissioner McGhee asked what the total square footage of the signs would be? Mr. Green, explained the formula for the calculating the square footage of a sign.

Discussion was held on other signs in the area.

Commissioner O'Dell asked if there were existing signs on the sides of the building now? Mr. Jeakle said there were none.

Chairman Bosanac stated he was having a hard time finding a hardship.

Commission Action

A motion was made by Vice Chairman Kipf, to approve the entrance signage as presented, but deny signage. On the North and South Building elevations. Second by Commissioner Miller.

Motion carried unanimously.

6. Old Business

Election of Officers:

Motion made by Commissioner Kipf. To Nominate Chairman Bosanac as

Chairman. Second by Commissioner O'Dell.

Commissioner Bosanac accepts the nomination.

Motion carried unanimously.

Motion made by Commissioner Iott, to nominate
Commissioner Kipf as Vice Chairman. Second by Commissioner May.

Commissioner Kipf accepts the nomination.

Motion carried unanimously.

Motion made by Commissioner Dickerson, to Nominate Commissioner Iott as
Secretary. Second by Commissioner O'Dell.

Commissioner Iott accepts the nomination.

Motion carried unanimously.

7. Communications

Chairman Bosanac asked for an update on 1008 East First Street.
Discussion was held.

8. Public Comment

None

9. Board Comments

Chairman Bosanac welcomed Kelvin McGhee to the board.

10. Adjournment

With no further Business before the Commission Chairman Bosanac asked for a
motion to adjourn.

Motion to adjourn by Commissioner Iott. Second by Commissioner McGhee.

Motion carried unanimously

The meeting was adjourned at 7:50 p.m.